



Legislation Text

File #: 14-0335, Version: 1

TITLE:

Public Hearing on lease of town owned property located at 110 East Main Street

PURPOSE: The purpose of this agenda item is for the Board to take public comment on a proposed lease for town property located at 110 East Main Street.

DEPARTMENT: Economic and Community Development

CONTACT INFORMATION: Annette D. Stone, AICP Economic and Community Development Director

INFORMATION: Betsy Elbogen, owner of the co-working studio known as Perch. Mrs. Elbogen is interested in leasing town owned property located at 110 East Main Street. The space is a 3300 square foot condo above ACME Restaurant. The proposed lease is a 5 year term with a graduated annual rent averaging \$37,320.00 per year. NCGS#160A-272 requires the local governments to hold public hearings on any proposed leases for more than 1 year.

FISCAL & STAFF IMPACT:

Proposed Perch Lease of Town-Owned Offices	
Year 1 Annual Rental Income	\$ 21,600
Year 1 Rental Rate per Square Foot	\$ 6.80
Year 2 Annual Rental Income	\$ 39,000
Year 2 Rental Rate per Square Foot	\$ 12.27
Years 3-5 Annual Rental Income(Plus CPI)	\$ 42,000
Years 3-5 Rental Rate per Square Foot (Plus CPI)	\$ 13.22

Town Income if Sold to Private Party	
Interest Income (\$600,000 x .075%)	\$ 4,500
Estimated Town Property Taxes	\$ 3,540
Total Annual Town Income	\$ 8,040

RECOMMENDATION: Staff recommends the Board hold the public hearing and consider the proposed lease agreement.